

**ORDINANCE NO. 2000-09-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN  
REAL ESTATE, FROM R1B TO R3.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Perry Township, Tippecanoe County, Indiana, to wit:

**LEGAL DESCRIPTION OF 0.758 ACRE TRACT**

A part of the southeast quarter of Section 30, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southeast quarter of Section 30-23-3; thence South 89° 48' 22" West along the north line of said quarter section a distance of 1252.80 feet to the point of beginning of the herein described tract, thence South 0° 15' 38" East a distance of 435.60 feet; thence South 89° 48' 22" West a distance of 75.75 feet to the west line of the Eastland, L.L.C. property as described in Deed Record 98-34560 in the Tippecanoe County Recorders Office; thence North 0° 15' 38" West along said west line a distance of 435.60 feet to the north line of said quarter section; thence North 89° 48' 22" East a distance of 75.75 feet to the point of beginning, containing 0.758 acre.

Except 30.00 feet in even width off of the entire north end of the above described tract as currently owned by the City of Lafayette by Deed Record 96-03061, containing after said exception, 0.706 acre.

**LEGAL DESCRIPTION OF 4.242 ACRE TRACT**

A part of the southeast quarter of Section 30, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southeast quarter of Section 30-23-3; thence South 89° 48' 22" West along the north line of said quarter section a distance of 1328.55 feet to the point of beginning of the herein described tract, thence South 0° 15' 38" East a distance of 435.60 feet; thence South 89° 48' 22" West a distance of 424.25 feet; thence North 0° 15' 38" West a distance of 435.60 feet to the north line of said quarter section; thence North 89° 48' 22" East a distance of 424.25 feet to the point of beginning, containing 4.242 acres.

Except 30.00 feet in even width off of the entire north end of the above described tract currently owned by the City of Lafayette by Deed Record 96-03065, Exhibit "B" as follows:

A part of the southeast quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West in Perry Township, Tippecanoe County, Indiana being a strip of land thirty feet in even width along the south side of the following described Course #1:

Beginning at the northwest corner of the southeast quarter of Section 30-23-3; Course #1) thence North 89° 45' 51 " East along the north line of said quarter section a distance of 1327.84 feet to the west line of the Phillips property as described in Record Number 90-17750, recorded in the Office of the Tippecanoe County Recorder and the point of termination of the herein described course. The above described tract containing 0.914 acres.

Except the lift station tract currently owned by the City of Lafayette by Deed Record 96-03065, Exhibit "C" as follows:

A part of the southeast quarter of Section Thirty (30), Township Twenty-three (23) North, Range Three (3) West in Perry Township, Tippecanoe County, Indiana being more completely described as follows:

Beginning at the northwest corner of the southeast quarter of Section 30-23-3; thence North 89° 45' 51" East along the north line of said quarter section a distance of 975.39 feet; thence South 0° 00' 00" West a distance of 30.00 feet to the point of beginning of the herein described tract; thence North 89° 45' 51 " East, parallel with the north line of said quarter section a distance of 119.01 feet; thence South 0° 00' 00" West a distance of 79.06 feet; thence South 90° 00' 00" West a distance of 89.33 feet; thence North 28° 54' 07" West a distance of 61.40 feet; thence North 0° 00' 00" East a distance of 24.81 feet to the point of beginning, containing 0.197 acre.

#### **LEGAL DESCRIPTION OF 4.291 ACRE TRACT**

A part of the southeast quarter of Section 30, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southeast quarter of Section 30-23-3; thence South 89° 48' 22" West along the north line of said quarter section a distance of 1252.80 feet; thence South 0° 15' 38" East a distance of 435.60 feet to the point of beginning of the herein described tract, thence South 0015'38" East a distance of 609.84 feet; thence South 89° 48' 22" West a distance of 500.00 feet; thence North 0° 15' 38" West a distance of 330.07 feet to the south line of the Saddlebrook Development, L.L.C. property as described in Deed Record 96-27214 in the Tippecanoe County Recorder's Office; thence North 89° 22' 06" East along said south line a distance of 424.26 feet to the southeast corner of said Saddlebrook Development property; thence North 0° 15' 38" West along the east line of said Saddlebrook Development property a distance of 276.53 feet; thence North 89° 48' 22" East a distance of 75.75 feet to the point of beginning, containing 4.291 acres.

#### **LEGAL DESCRIPTION OF 2.709 ACRE TRACT**

A part of the southeast quarter of Section 30, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southeast quarter of Section 30-23-3; thence South 89° 48' 22" West along the north line of said quarter section a distance of 1328.55 feet; thence South 0° 15' 38" East along the east line of the Saddlebrook Development L.L.C. property as described in Deed Record 96-27214 a distance of 435.60 to the point of beginning of the herein described tract; thence South 0° 15' 38" East along said east line a distance of 276.53 feet to the southeast corner of said Saddlebrook Development property; thence South 89° 22' 06" West along the south line of said Saddlebrook Development property a distance of 424.26 feet; thence North 0° 15' 38" West a distance of 279.77 feet; thence North 89° 48' 22" East a distance of 424.25 feet to the point of beginning, containing 2.709 acres.

#### **LEGAL DESCRIPTION OF 3.000 ACRE TRACT**

A part of the southeast quarter of Section 30, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southeast quarter of Section 30-23-3; thence South 89° 48' 22" West along the north line of said quarter section a distance of 1252.80 feet; thence South 0° 15' 38" East a distance of 1045.44 feet to the point of beginning of the herein described tract; thence South 0° 15' 38" East a distance of 261.36 feet; thence South 89° 48' 22" West a distance of 500.00 feet;

thence North 0° 15' 38" West a distance of 261.36 feet; thence North 89° 48' 22" East a distance of 500.00 feet to the point of beginning, containing 3.000 acres.  
Section 2. The real estate described above should be and the same is hereby rezoned from **R1B** to **R3**.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 7<sup>th</sup> day February, 2000.

**VOTE:**

Yes \_\_\_\_\_  
Ruth E. Shedd, President

Yes \_\_\_\_\_  
John L. Knochel, Vice President

Yes \_\_\_\_\_  
Kathleen Hudson, Member

Attest: \_\_\_\_\_  
Bob Plantenga, Auditor